

## ORDINANCE B

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) REGARDING SECTIONS 2.2.2.C.1, 2.2.3.C.1, 2.2.4.C.1, 2.2.5.C.1, 2.3.1.B.4, 2.3.1.B.10, 2.3.1.C.1, 2.3.1.D.4, 2.3.2.B.4, 2.3.2.B.10, 2.3.2.C.1, 2.3.2.D.4, 2.3.4.B.4, 2.3.4.B.10, 2.3.4.C.1, 2.3.4.D.4, 2.3.5.B.4, 2.3.5.B.10, 2.3.5.C.1, 2.3.5.D.4, 2.3.6.B.4, 2.3.6.B.10, 2.3.6.C.1, 2.3.6.D.4, 2.3.9.B.4, 2.3.9.B.10, 2.3.9.C.1, 2.3.9.D.4, 2.3.10.B.4, 2.3.10.B.10, 2.3.10.C.1, 2.3.10.D.4, 2.3.11.B.4, 2.3.11.B.10, 2.3.11.C.1, 2.3.11.D.4, 2.3.11.E, 2.3.12.B.4, 2.3.12.B.10, 2.3.12.C.1, 2.3.12.D.4, 2.3.13.B.4, 2.3.13.C.1, 2.3.13.D.4, 2.3.14.B.1, 2.3.14.B.4, 2.3.14.B.10, 2.3.14.C.1, 2.3.14.D.4, 2.3.15.B.4, 2.3.15.B.10, 2.3.15.C.1, 2.3.15.D.4, 2.3.16.B.4, 2.3.16.B.10, 2.3.16.C.1, AND 2.3.16.D.4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PERTAINING TO COMPLETE NEIGHBORHOOD ZONES, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

### SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.2.2.C.1, 2.2.3.C.1, 2.2.4.C.1, and 2.2.5.C.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

### 2.2.2. DC: Downtown Core (Ordinance B)

#### C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.251/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	12,500 sf	n/a	2.25/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B	excluding basement	n/a	1.5/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/110 sf dining area + 1/60 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/60 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	n/a	n/a	2.25/1,000 s	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.) (LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	independent calculation
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.5/employee + 0.5/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	0.5/employee + 0.5/stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	n/a
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.5/employee + 0.5 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.5/1,000 sf outdoor display area + 0.5/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	2.5/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.) (LO) = Lodging Overlay Only

### 2.2.3. CR-1: Commercial Residential-1 (Ordinance B)

#### C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	6,000 sf excluding basement	n/a	3.37/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B			2.25/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B			1/73 sf dining area + 1/40 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.) (LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	independent calculation
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.E.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.) (LO) = Lodging Overlay Only

## 2.2.4. CR-2: Commercial Residential-2 (Ordinance B)

### C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
<b>Residential Uses</b>					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Live-Work Unit (6.1.4.H.)	B	750 sf min, 2,000 sf max habitable	n/a	1.5 /DU or 1.5/1,000 sf	n/a
<b>Lodging</b>					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
<b>Commercial Uses</b>					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	6,000 sf excluding basement storage	n/a	3.37/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B				
Restaurant/Bar (6.1.6.E.)	B	n/a	n/a	1/73 sf dining area + 1/40 sf bar area	378 sf/1,000 sf
<b>Amusement/Recreation</b>					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
<b>Institutional Uses</b>					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt
<b>Transportation/Infrastructure</b>					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	independent calculation
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
<b>Wireless Communications Facilities (6.1.10.D.)</b>					
Minor	B	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
<b>Accessory Uses</b>					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt
<b>Temporary Uses</b>					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.) (LO) = Lodging Overlay Only

## 2.2.5. OR: Office Residential (Ordinance B)

### C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing (min) (Div. 6.3.)
<b>Residential Uses</b>					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Live-Work Unit (6.1.4.H.)	B	750 sf min, 2,000 sf max habitable	n/a	1.5 /DU or 1.5/1,000 sf	n/a
<b>Commercial Uses</b>					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.) (E.3.)	B	2,000 sf excluding basement storage	E.3.	exempt	156 sf/1,000 sf
Service (6.1.6.D.) (E.3.)	B		E.3.	exempt	56 sf/1,000 sf
<b>Institutional Uses</b>					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt
<b>Transportation/Infrastructure</b>					
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
<b>Wireless Communications Facilities (6.1.10.D.)</b>					
Minor	B	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
<b>Accessory Uses</b>					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)

**SECTION II.**

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.1.B.4, 2.3.1.B.10, 2.3.1.C.1, and 2.3.1.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

**2.3.1. Town Square (TS) (Ordinance B)**

**B. Physical Development**

<b>4. Site Development</b>	
<b>Site Development Setbacks (min)</b>	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

<b>10. Signs (Div. 5.6.)</b>	
Number of Signs (max)	2 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow

<b>Sign Area</b>	
Total sign area (max)	2.5 sf per ft of street facade width up to 125 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign

<b>Sign Type Standards</b>	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.2.)	Employee Housing Area (min) (Div. 6.3.)
Lodging					
Conventional Lodging (6.1.5.B.)	C(LO)	0 sf	n/a	0.75/LU + 1 per 150 sf assembly area	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	C(LO)	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Commercial Uses					
Office (6.1.6.B.)	B	0 sf	n/a	1.65/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	0 sf	n/a	2.25/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B	0 sf	n/a	1.5/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B	0 sf	n/a	1/110 sf dining area + 1/60 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	C	0 sf	n/a	1/60 sf seating area or independent calculation	independent calculation
Transportation/Infrastructure					
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	0.5/employee + 0.5/stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	n/a

Y = Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO)= Lodging Overlay Only

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lots		X	X		X
Condominium/Townhouse					
					X

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.2.B.4, 2.3.2.B.10, 2.3.2.C.1, and 2.3.2.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.2. Urban Commercial (UC) (Ordinance B)

B. Physical Development

<b>4. Site Development</b>	
<b>Site Development Setbacks (min)</b>	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

<b>10. Signs</b>		(Div. 5.6.)
Number of Signs (max)	3 per business per frontage	
Home occupation/business	1 unlighted wall sign	
Background Color	No white or yellow	

<b>Sign Area</b>	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign

<b>Sign Type Standards</b>	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.5.)	Employee Housing Floor Area (min) (Div. 6.3.)
Residential Uses					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Attached Single-Family Unit (6.1.4.C.) (E.2.)	B	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Apartment (6.1.4.D.) (E.2.)	B	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Dormitory (6.1.4.F.)	C	0 sf	35 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	35 rooms per acre	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B(LO)	0 sf	n/a	0.75/LU + 1 per 150 sf assembly area	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B(LO)	0 sf	n/a	1.5/1,000 sf, max 2	n/a
Commercial Uses					
Office (6.1.6.B.)	B	0 sf	n/a	1.65/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	0 sf	n/a	2.25/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B	0 sf	n/a	1.5/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B	0 sf	n/a	1/110 sf dining area + 1/60 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	C	0 sf	n/a	1/60 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	0 sf	n/a	2.25/1,000 s	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	0 sf	n/a	independent calculation	exempt

Y = Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO)= Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.5.)	Employee Housing Floor Area (min) (Div. 6.3.)
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	0.5/employee + 0.5/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	0.5/employee + 0.5/stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Bed and Breakfast (6.1.11.C.)	B(LO)	0 sf	n/a	0.75/LU	47 sf/1,000 sf
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	B	0 sf	n/a	0.5 per employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	0.5/employee + 0.5 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	B	0 sf	n/a	0.5/employee + 1 off-street pick-up/drop-off	exempt
Drive-in Facility (6.1.11.H.)	B	0 sf	n/a	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	0.5/1,000 sf outdoor display area + 0.5/employee	exempt
Temporary Shelter (6.1.12.D.)	Y		1 unit per lot	1.5/1,000 sf, max 2	exempt
Farm Stand (6.1.12.E.)	B	0 sf	n/a	2.5/1,000 sf display area	exempt
Temporary Gravel Extraction & Processing (6.1.12.F.)	B	0 sf	n/a	0.5/employee	exempt

Y = Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO)= Lodging Overlay Only

#### D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					
					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 -10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.4.B.4, 2.3.4.B.10, 2.3.4.C.1, and 2.3.4.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.4. Urban Residential (UR) (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow

Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign

Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs (Sec. 5.6.1.)	

C. Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Attached single-family unit (6.1.4.C.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0 sf	35 rooms/acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	35 rooms/acre	0.5/bed	n/a
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

D. Development Options

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots	X (PUD)		X		X
> 10 Lot	X (PUD)	X	X		X
Condominium/Townhouse					
					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 - 10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION V.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.5.B.4, 2.3.5.B.10, 2.3.5.C.1, and 2.3.5.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.5. Auto Urban Commercial-Town (AC-ToJ) (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow

Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign

Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	12'; LO: 6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
see also 6.2.6.B					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Attached Single-Family Unit (6.1.4.C.) (E.1.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.) (E.1.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0 sf	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	30 rooms per acre	0.5/bed	n/a
Live/Work Unit (6.1.4.H.)	B	0 sf	n/a	1.5/DU or 1.5/1,500 sf	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B(LO)	0 sf	n/a	0.75/LU + 1/150 sf of assembly area	47 sf/1,000 sf
Short-Term Rental Unit (6.1.5.C.)	B(LO)	0 sf	n/a	2/LU (see also 6.2.6.B)	47 sf/1,000 sf
Commercial					
Office (6.1.6.B.)	B	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	0 sf	n/a	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B	0 sf	n/a	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B	0 sf	n/a	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash ba	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	B	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO) = Only allowed in Lodging Overlay

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Amusement/Recreation					
Amusement (6.1.7.B.)	B	0 sf	n/a	1/30 sf seating area	independent calculation
Developed Recreation (6.1.7.D.)	B	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	B	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	0 sf	n/a	n/a	independent calculation
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Bed and Breakfast (6.1.11.C.)	B	0 sf	n/a	0.75/LU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	B	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Drive-In Facility (6.1.11.H.)	B	0 sf	n/a	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Farm Stand (6.1.12.E.)	B	0 sf	n/a	5/1,000 sf display area	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO) = Only allowed in Lodging Overlay

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					
					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 -10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION VI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.6.B.4, 2.3.6.B.10, 2.3.6.C.1, and 2.3.6.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.6. Auto Urban Residential-Town (AR-ToJ) (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Dormitory (6.1.4.F.)	C	0 sf	25 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	25 rooms per acre	0.5/bed	n/a
Commercial					
Office (6.1.6.B.)	B(OF)	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.1.)	B	0 sf	2 units per lot	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO) = Only allowed in Lodging Overlay, (OF) = Only allowed in Office Overlay

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					
					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 -10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION VII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.9.B.4, 2.3.9.B.10, 2.3.9.C.1, and 2.3.9.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

**2.3.9. Business Park-Restricted Uses (BP-R)** (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow

Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign

Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	12'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.5.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Attached Single-Family Unit (6.1.4.C.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.)	B	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Live/Work Unit (6.1.4.H.)	C	0 sf	n/a	1.5/DU or 1.5/1,500 sf	n/a
Commercial					
Office (E.4.) (6.1.6.B.)	C	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Retail (E.4.) (6.1.6.C.)	C	0 sf	n/a	4.5/1,000 sf	156 sf/1,000 sf
Service (E.2. & E.4.) (6.1.6.D.)	C	0 sf	n/a	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (E.4.) (6.1.6.E.)	C	0 sf	n/a	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F.)	B	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash ba	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	B	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	C	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Developed Recreation (6.1.7.D.)	C	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO) = Only allowed in Lodging Overlay, (OF) = Only allowed in Office Overlay

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.5.)	Employee Housing Floor Area (min) (Div. 6.3.)
<b>Industrial</b>					
Light Industry (6.1.9.B.)	B	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Heavy Industry (6.1.9.C.)	C	0 sf	n/a	2/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Disposal (6.1.9.D.)	C	0 sf	n/a	1/employee	8 sf/1,000 sf
<b>Transportation/Infrastructure</b>					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
<b>Accessory Uses</b>					
Accessory Residential Unit (6.1.11.B.)	C	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Drive-In Facility (6.1.11.H.)	C	0 sf	n/a	n/a	exempt
<b>Temporary Uses</b>					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO) = Only allowed in Lodging Overlay, (OF) = Only allowed in Office Overlay

#### D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
<b>Land Division</b>					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
<b>Condominium/Townhouse</b>					
					X
<b>Non-subdivision development option (UCD)</b>					
0 - 4 Units				X	
5 -10 Units			X		
> 10 Unit		X	X		

SECTION VIII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.10.B.4, 2.3.10.B.10, 2.3.10.C.1, and 2.3.10.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.10. Business Park-Town (BP-ToJ) (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow

Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign

Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	12'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Live/Work Unit (6.1.4.H.)	C	0 sf	n/a	1.5/DU or 1.5/1,500 sf	n/a
Commercial					
Heavy Retail/Service (6.1.6.E.)	B	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	B	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	C	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Developed Recreation (6.1.7.D.)	C	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	B	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Heavy Industry (6.1.9.C.)	C	0 sf	n/a	2/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Disposal (6.1.9.D.)	C	0 sf	n/a	1/employee	8 sf/1,000 sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Major	C	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	C	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					
					X

SECTION IX.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.11.B.4, 2.3.11.B.10, 2.3.11.C.1, 2.3.11.D.4, and 2.3.11.E of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.11. Business Conservation-Town (BC-ToJ) (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	12'; LO: 6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	C	0 sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Attached Single-Family Unit (6.1.4.C., E.5.)	C	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D., E.5.)	C	0 sf	n/a	2/DU + 0.5/DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0 sf	30 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	30 rooms per acre	0.5/bed	n/a
Lodging (E.4.)					
Conventional Lodging (6.1.5.B.)	C (LO)	0 sf	n/a	0.75/LU + 1/150 sf of assembly area	47 sf/1,000 sf
Short-Term Rental Unit (6.1.5.C.)	C (LO)	0 sf	n/a	2/LU	47 sf/1,000 sf
Commercial					
Office (6.1.6.B.)	C	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	C	0 sf	n/a	4.5/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	C	0 sf	n/a	3/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	C	0 sf	n/a	1/55 sf dining area + 1/30 sf bar area	378 sf/1,000 sf
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash ba	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	C	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.),

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Amusement/Recreation					
Developed Recreation (6.1.7.D.)	C	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Bed and Breakfast (6.1.11.C.)	C (LO)	0 sf	n/a	0.75/LU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Drive-In Facility (6.1.11.H.)	C	0 sf	n/a	n/a	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.),

#### D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					
					X

## E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the BC-ToJ zone.

1. **Expansion Permitted.** The land use existing on the site as of November 9, 1994 shall be allowed an expansion of 20 percent of the size of the structure so long as all the standards of this Section and these LDRs are met. In instances where expansion of 20% permits less expansion than the Floor Area Ratio listed in 2.3.11.B, Structure Location and Mass, expansion to the FAR shall be permitted, pursuant to the conditions of this Section and these LDRs.
  - a. **Determining Size.** The 20% expansion permitted shall be determined by the size of the structure in which the use is located on November 9, 1994. For example, the expansion of habitable building square footage shall be based upon the total square footage of all existing habitable building square footage.
  - b. **Expansion of Existing Use.** Expansion which exceeds 5,000 square feet shall require a Conditional Use Permit pursuant to Sec. 8.4.2., in addition to required physical development permits.
  - c. **ADA Necessitated Expansions Exempt.** Expansions to existing buildings for the primary purpose of meeting requirements of the American With Disabilities Act (ADA) shall be exempt from any limitations on expansions imposed in this Section. Expansions to meet ADA requirements may include, but shall not be limited to, covered wheelchair ramps, lifts, handicap accessible rest rooms, etc.
2. **Change Signs or Lighting.** Proposals to change signs or lighting shall not increase the discrepancy between the existing sign and the standards of Div. 5.6., Sign Standards, and Sec. 5.3.1., Exterior Lighting Standards.
3. **Change of Use Permitted.** The change shall be limited to uses of equal or lesser intensity only. The following standards shall be used in evaluating the change of use:
  - a. **Uses.** All uses permitted in the AC-ToJ zone are eligible uses for change of use applications.
  - b. **Level of Intensity.** Determination of the level of intensity shall include consideration of the size of structures, traffic generation (amount and type), impacts on access, parking demand, level of outdoor activity, operational characteristics, and other potential adverse impacts on neighboring uses.
  - c. **Signs and Lighting.** If the use is changed pursuant to this Subsection, the sign for the use shall comply with the standards of Div. 5.6., Sign Standards, and Sec. 5.3.1., Exterior Lighting Standards.
4. **Lodging.** Lodging is permitted in the BC-ToJ zone pursuant to the standards of this Section, regardless of the location of the subject property with respect to the Lodging Overlay (LO) zone.
5. **Residential Use.** Change of use to a conditional residential use shall meet the following standards.
  - a. **Nonresidential Use Abandoned.** Conditional residential use shall be the only use permitted on the BC site; all nonresidential use shall be abandoned.
  - b. **Density/Intensity.** The conditional residential use shall have an intensity less than the intensity of the existing non-residential use. The determination of the level of intensity shall include consideration of traffic generated (amounts and type), impact on access, parking demand, proposed level of activity, operational characteristics, and other potentially adverse impacts on neighboring lands.

SECTION X.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.12.B.4, 2.3.12.B.10, 2.3.12.C.1, and 2.3.12.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

**2.3.12. Residential Business (RB)** (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
Curb Cut (max)	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	12'; LO: 6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs (Sec. 5.6.1.)	

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
<b>Residential</b>					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Attached Single-Family Unit (6.1.4.C.)	B	0 sf	n/a	2/DU +0.5 per DU if ≥ 3 units served by lot	n/a
Apartment (6.1.4.D.)	B	0 sf	n/a	2/DU +0.5 per DU if ≥ 3 units served by lot	n/a
Dormitory (6.1.4.F.)	C	0 sf	25 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	25 rooms per acre	0.5/bed	n/a
<b>Commercial</b>					
Office (6.1.6.B.)	B	0 sf	n/a	3.3/1,000 sf	14 sf/1,000 sf
Service (6.1.6.D.)	C	0 sf	n/a	3/1,000 sf	56 sf/1,000 sf
Heavy Retail/Service (6.1.6.F.)	C	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	C	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
<b>Institutional</b>					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
<b>Industrial</b>					
Light Industry (6.1.9.B.)	C	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
<b>Transportation/Infrastructure</b>					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
<b>Accessory Uses</b>					
Accessory Residential Unit (6.1.11.B.)	B	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	B	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
<b>Temporary Uses</b>					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Farm Stand (6.1.12.E.)	B	0 sf	n/a	5/1,000 sf display area	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					
					X

SECTION XI.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.13.B.4, 2.3.13.C.1, and 2.3.13.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.13. Mobile Home Park-Town (MHP-ToJ) (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employees Required to be Housed (min) (Div. 6.3.)
Residential					
Mobile Home (E.1.) (6.1.4.E.)	B	0 sf	n/a	2/DU	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1 per stored vehicle	independent calculation
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

D. Development Options and Subdivision

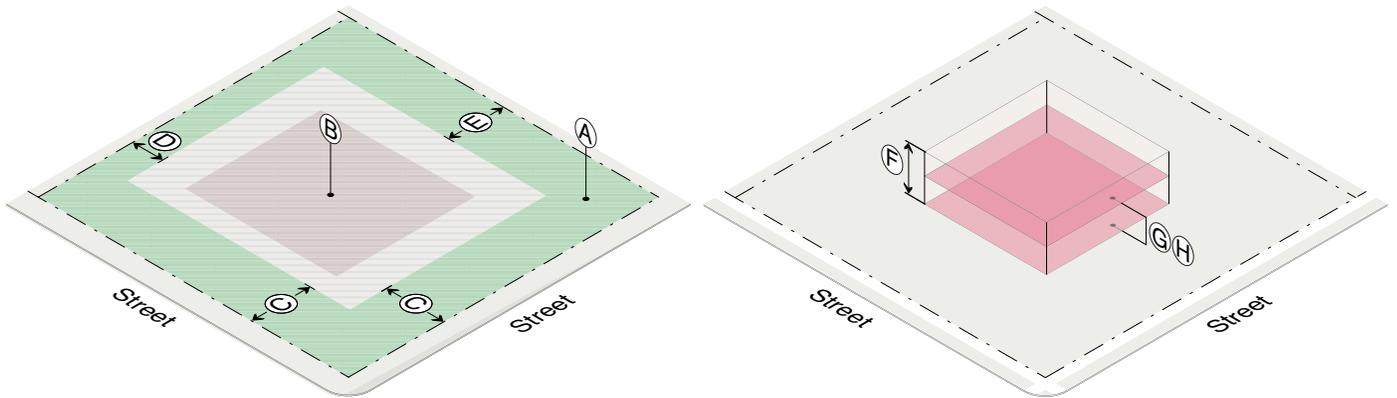
4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Mobile Home Park					
0 - 4 units				X	n/a
5 - 10 units			X		n/a
> 10 units		X	X		n/a

SECTION XII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.14.B.1, 2.3.14.B.4, 2.3.14.B.10, 2.3.14.C.1, and 2.3.14.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.14. Neighborhood Conservation-Town (NC-ToJ) (Ordinance B)

B. Physical Development



1. Structure Location and Mass								
	A	B	C	D	E	F	G	H
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
Allowed use	.45	.32	25'	10'	25'	30'	2	.40
Detached accessory structure	n/a	n/a	30'	5'	5'	28'	2	n/a

Exceptions

Street/Side Yard- U.S. Highway 26-89-189-191. No structure shall be located within 20 feet of the highway right-of-way of U.S. Highway 26-89-189-191. The design, development and operation of the proposed building or structure shall minimize or mitigate adverse effect, including visual impact of the proposed building or structure on adjacent properties.

Residential Projections. Covered and uncovered decks, porches, and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios and similar architectural features may encroach into a side or rear yard not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios that are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

### C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.E.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					
					X

SECTION XIII.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.15.B.4, 2.3.15.B.10, 2.3.15.C.1, and 2.3.15.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.15. Neighborhood Conservation-2-Family (NC-2) (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	2 units per lot	2/DU	n/a
Attached Single-family Unit (6.1.4.C.)	B	0 sf	2 units per lot	2/DU +0.5 per DU if ≥ 3 units served by lot	n/a
Apartment	B	0 sf	2 units per lot		
Dormitory (6.1.4.F.)	C	0 sf	7 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	7 rooms per acre	0.5/bed	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					
					X
Non-subdivision development option (UCD)					
0 - 4 Units				X	
5 -10 Units			X		
> 10 Unit		X	X		

SECTION XIV.

Section 1 of Town of Jackson Ordinance No. 1074 as amended (part) and Sections 2.3.16.B.4, 2.3.16.B.10, 2.3.16.C.1, and 2.3.16.D.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

2.3.16. Suburban-Town (S-ToJ) (Ordinance B)

B. Physical Development

4. Site Development	
Site Development Setbacks (min)	
Side/rear yard	5'
Front yard	
40% of lineal frontage	0'
60% of lineal frontage	structure setback
<b>Curb Cut (max)</b>	40% of lineal frontage

10. Signs (Div. 5.6.)	
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlighted wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Dormitory (6.1.4.F.)	C	0 sf	15 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.) (E.1.)	C	0 sf	15 rooms per acre	0.5/bed	n/a
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

D. Development Options and Subdivision

4. Required Subdivision and Development Option Permits					
Option	Planned Unit Development (Sec. 8.7.3.)	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division					
≤ 10 Lots			X		X
> 10 Lot		X	X		X
Condominium/Townhouse					
					X
Non-subdivision development option (UCD or PUD-ToJ)					
0 - 4 Units	X (PUD)			X	
5 - 10 Units	X (PUD)		X		
> 10 Unit	X (PUD)	X	X		

SECTION XV.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION XVI.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION XVII.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
PASSED 2ND READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
PASSED AND APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_.

TOWN OF JACKSON

BY: \_\_\_\_\_  
\_\_\_\_\_, Mayor

ATTEST:

BY: \_\_\_\_\_  
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF TETON     )

I hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

I further certify that the foregoing Ordinance was duly recorded on page \_\_\_\_\_ of Book \_\_\_\_\_ of Ordinances of the Town of Jackson, Wyoming.

\_\_\_\_\_  
Town Clerk